

**TOWN OF GRAND FALLS-WINDSOR**

**INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN  
2022-2032**  
(hereinafter referred to as the Municipal Plan)



**MUNICIPAL PLAN AMENDMENT No. 8, 2024**

**MARCH, 2024**  
(Plex housing and Subsidiary Apartments)

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO APPROVE AMENDMENT No. 8, 2024**

**TO THE TOWN OF GRAND FALLS-WINDSOR MUNICIPAL PLAN, 2022-2032**

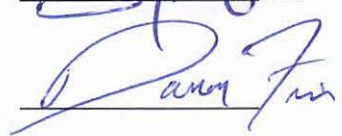
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor:

- a) adopted the Amendment No. 8, 2024 to the Town of Grand Falls-Windsor Municipal Plan on January 21, 2025;
- b) gave notice of the adoption of the Amendment No. 8, 2024 to the Town of Grand Falls-Windsor Municipal Plan by publication in the NL Wire on February 5 and 12, 2025 and Town Facebook and Town website on February 17, 2025;
- b) set Monday February 24, 2025, for the holding of a public hearing to consider objections and submissions.

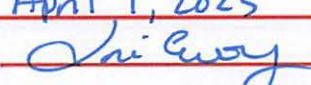
Now under the authority of Section 23 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor approves the Amendment No. 8, 2024 to the Town of Grand Falls-Windsor Municipal Plan as adopted.

SIGNED AND SEALED this 26<sup>th</sup> day of February, 2025.

Mayor:

Chief Administrative Officer:

<b>Municipal Plan/Amendment</b>	
<b>REGISTERED</b>	
Number	1460-0036-2025
Date	April 1, 2025
Signature	

(Council Seal)

**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**AMENDMENT No. 8, 2024**

**TOWN OF GRAND FALLS-WINDSOR MUNICIPAL PLAN, 2022-2032**

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Town Council of Grand Falls-Windsor adopts the Amendment No. 8, 2024 to the Town of Grand Falls-Windsor Municipal Plan.

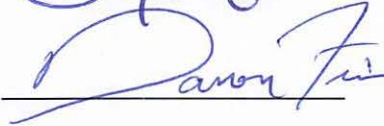
Adopted by the Town Council of Grand Falls-Windsor on January 21, 2025.

Signed and sealed this 21<sup>st</sup> day of January, 2025.

Mayor:



Chief Administrative Officer:



(Council Seal)

**CANADIAN INSTITUTE OF PLANNERS CERTIFICATION**

I certify that the attached Amendment No. 8, 2024 to the Town of Grand Falls-Windsor Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



MCIP: Anna Myers  
Member of Canadian Institute of Planners (MCIP)

**TOWN OF GRAND FALLS-WINDSOR**  
**INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN AMENDMENT**  
**No. 8, 2024**

**BACKGROUND**

The Town Council of Grand Falls-Windsor wishes to amend its Integrated Community Sustainability Municipal Plan.

The purpose of this Municipal Plan Amendment No. 8, 2024 is to enable much needed options to address the housing needs of a wide range of residents, from students and young families to seniors, as the growing Town of Grand Falls-Windsor attracts students entering post-secondary education, offers new employment opportunities, and wishes to address the housing needs of seniors wishing to downsize but remain in the community.

In general terms, Municipal Plan Amendment No. 8, 2024 will be amended to set out the following:

- allow Plex housing as a discretionary use and Two Unit Residential (duplex) housing as a permitted use in the residential zones: Rural Residential (RR-1), Single Unit Compact Residential Zone (RS-1), Single Unit Small Lot Residential Zone (RS-2), Single Unit Urban Residential Zone (RS-3), Single Unit Mixed Lot Residential Zone (RS-4), and Two Unit Urban Residential Zone (RT);
- allow Plex housing as a permitted use in the Residential RM-1 (RM-1) Low And Medium Density Multi-Unit Residential Zone, Residential RM-2 (RM-2) High Density Multi-Unit Residential Zone;
- Subsidiary Apartments will be allowed as an accessory use in Single Family Dwellings in all zones with a maximum of two subsidiary apartments in a Single Family Dwelling.

Remove restriction on home businesses of 'beauty parlour only' in the Rural Residential zone (RR-1).

## **PUBLIC CONSULTATION**

**During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input. A Notice was published in the NL Wire on July 3, 2024 and posted on the Town website on June 25, 2024.**

**No submissions or representations were made to the Town**

## **MUNICIPAL PLAN AMENDMENT No. 8, 2024**

### **TEXT CHANGES TO MUNICIPAL PLAN, 2022-2032:**

#### **ADD NEW POLICIES TO:**

#### **Part III – Plan Implementation**

##### **1.3 Regulation**

##### **1.3.1 Development Regulations**

**Policy 1.3.1-A** Establish a transparent application review process that enables Council to comprehensively evaluate proposed development, involve the public where appropriate, and consider alternatives during the review process of development proposals. The regulations shall address: the submission requirements for all applications, discretionary use applications and planned unit development applications; the obligations of the applicant and City in the application process; and the decision-making process whereby Council may approve, approve with conditions, defer or reject an application with reasons;

**Policy 1.3.1-B** Lot to front on a publicly maintained road: Require that all development must front on to a publicly maintained road (Provincial or Municipal) and have independent, approved access except for the following exceptions: (1) a development within a Planned Unit Development where there may be an internal road plan (which shall be set out in the Development Regulations); however, the Planned Unit Development area must front onto a publicly maintained road; and (2) natural resource uses and associated industries, i.e., agriculture, forestry, mineral working, etc. (3) Flag lot development may be permitted at the discretion of Council where it is determined by Council that this is an efficient and effective manner of developing land, that the access to the development will not hinder the efficiency or convenience of the existing and future road network and that such development will not prejudice the future development of the surrounding lands.

## IN CHAPTER 2 – BUILDING LIVABLE NEIGHBOURHOODS

### FROM:

**Policy 2.4.3** The Rural Residential designation will provide for a Rural Residential zone which will have as **Permitted Uses:** Single Family Residential, Residential Care, Home Business- beauty parlours only; and as **Discretionary Uses:** Commercial Kennel, Home Based Business-Bed and Breakfast and Child care, Keeping of Animals, Mineral exploration, Sawmills-Domestic, Short-Term Rentals; and **Accessory uses** include: Accessory Building, Boarding, Dog Kennel, Enclosed Storage, Greenhouse, Subsidiary Residential Apartment, Home Based Businesses except for Bed and Breakfast and Childcare which are Discretionary uses, Produce Sales, Suburban Ancillary Uses, Unenclosed Storage.

### TO:

- **Policy 2.4.3** The Rural Residential designation will provide for a Rural Residential zone which will have as **Permitted Uses:** Single Family Residential, Residential Care; Two Unit Residential (Duplex); and as **Discretionary Uses:** Commercial Kennel, Home Based Business-Bed and Breakfast and Child care, Keeping of Animals, Mineral exploration, Sawmills-Domestic, Short-Term Rentals; Plex housing; and **Accessory uses** include: Accessory Building, Boarding, Dog Kennel, Enclosed Storage, Greenhouse, Subsidiary Residential Apartment; Home Based Businesses except for Bed and Breakfast and Childcare which are Discretionary uses, Produce Sales, Suburban Ancillary Uses, Unenclosed Storage.

### FROM:

#### Urban Single-Family Residential

**Policy 2.5.2** New urban single-family residential zones shall be named as 'RS' zones, signifying residential single unit. Within the Urban Residential designation, the Development Regulations will contain the following zones:

- ***Residential Mobile Home Park zone (RMHP)*** which will have as **Permitted Uses:** Mobile Home Park; and as **Discretionary Uses:** Convenience Store; and as **Accessory uses:** Accessory Building, Enclosed Storage, Home Based Business, Indoor Amenity Space, Off Street Parking, Outdoor Amenity Space.
- ***Single Unit Compact Residential zone (RS-1)*** which will have as **Permitted Uses:** Single Family Residential; and as **Discretionary Uses:** Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons, and Home Based Business-Childcare, Residential Care,

Short-Term Rental, Tiny home, Little home; and as **Accessory uses:** Accessory Building, Enclosed Storage, Home Based Business, Boarding, Garage, Off Street Parking, Unenclosed Storage, Urban Ancillary Uses, Subsidiary Apartment.

- ***Single Unit Small Lot Residential Zone (RS-2)*** which will have as **Permitted Uses:** Single Family Residential; and as, **Discretionary Uses:** Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons; Home Based Business for Child Care Centre; Residential Care Use; Short Term Rental, Tiny home, Little home, Sawmills-Domestic; and as **Accessory uses:** Accessory Building, Boarding, Enclosed Storage, Home Based Businesses except those listed as Discretionary use, Garage, Off Street Parking, Subsidiary Apartment, Unenclosed Storage, Urban Ancillary Uses.
- ***Single Unit Urban Residential Zone (RS-3)*** which will have as **Permitted Uses:** Single Family Residential; and as, **Discretionary Uses:** Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons,; Home Based Business for Child Care Centre; Residential Care Use; Tiny home, Little home, Short Term Rental, Sawmills-Domestic; and as **Accessory uses:** Accessory Building, Boarding, Enclosed Storage, Home Based Businesses except those listed under Discretionary uses, Garage, Off Street Parking, Subsidiary Apartment, Unenclosed Storage, Urban Ancillary Uses.
- ***Single Unit Mixed Lot Residential Zone (RS-4)*** which will have as **Permitted Uses:** Single Family Residential; and as **Discretionary Uses:** Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons; Home Based Business for Child Care Centre; Residential Care Use, Short Term Residential; Tiny home, Little home; and as **Accessory uses:** Accessory Building, Boarding, Enclosed Storage, Home Based Businesses except those listed as Discretionary Uses, Garage, Off Street Parking, Subsidiary Apartment, Unenclosed Storage, Urban Ancillary Uses.

## **TO:**

### **Urban Single-Family Residential**

**Policy 2.5.2** New urban single-family residential zones shall be named as 'RS' zones, signifying residential single unit. Within the Urban Residential designation, the Development Regulations will contain the following zones:

- ***Residential Mobile Home Park zone (RMHP)*** which will have as **Permitted Uses:** Mobile Home Park; and as **Discretionary Uses:** Convenience Store; and as **Accessory**



**uses:** Accessory Building, Enclosed Storage, Home Based Business, Indoor Amenity Space, Off Street Parking, Outdoor Amenity Space.

- ***Single Unit Compact Residential zone (RS-1)*** which will have as **Permitted Uses:** Single Family Residential; Two Unit Residential (Duplex) housing; and as **Discretionary Uses:** Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons, and Home Based Business-Childcare, Residential Care, Short-Term Rental, Tiny home, Little home, Plex housing, and as **Accessory uses:** Accessory Building, Enclosed Storage, Subsidiary Apartment, Home Based Business, Boarding, Garage, Off Street Parking, Unenclosed Storage, Urban Ancillary Uses,.
- ***Single Unit Small Lot Residential Zone (RS-2)*** which will have as **Permitted Uses:** Single Family Residential; Two Unit Residential (Duplex) housing; and as, **Discretionary Uses:** Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons; Home Based Business for Child Care Centre; Residential Care Use; Short Term Rental, Tiny home, Little home, Sawmills-Domestic, Plex housing,; and as **Accessory uses:** Accessory Building, Boarding, Enclosed Storage, Subsidiary Apartment, Home Based Businesses except those listed as Discretionary use, Garage, Off Street Parking, , Unenclosed Storage, Urban Ancillary Uses.
- ***Single Unit Urban Residential Zone (RS-3)*** which will have as **Permitted Uses:** Single Family Residential; Two Unit Residential (Duplex) housing; and as, **Discretionary Uses:** Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons,; Home Based Business for Child Care Centre; Residential Care Use; Tiny home, Little home, Short Term Rental, Sawmills-Domestic, Plex housing,; and as **Accessory uses:** Accessory Building, Boarding, Enclosed Storage, Subsidiary Apartment Home Based Businesses except those listed under Discretionary uses, Garage, Off Street Parking, , Unenclosed Storage, Urban Ancillary Uses.
- ***Single Unit Mixed Lot Residential Zone (RS-4)*** which will have as **Permitted Uses:** Single Family Residential; Two Unit Residential (Duplex) housing; and as **Discretionary Uses:** Home Based Businesses for Bed and Breakfast, Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons; Home Based Business for Child Care Centre; Residential Care Use, Short Term Rental; Tiny home, Little home, Plex housing; and as **Accessory uses:** Accessory Building,

Boarding, Enclosed Storage, Subsidiary Apartment, Home Based Businesses except those listed as Discretionary Uses, Garage, Off Street Parking, Unenclosed Storage, Urban Ancillary Uses.

**FROM:**

**Policy 2.5.12** Duplex residential uses shall be managed by a new zoning category, RT-1 Two Unit Urban Residential Zone, and shall be based upon a minimum lot area size of 790 m<sup>2</sup>, and may be considered for approval for rezoning through a Development Permit application. Design criteria for the RT-1 zone may be considered by Council, as outlined by the development design guidelines of the Development Regulations.

Within the Urban Residential designation, Council will establish a **Two Unit Urban Residential Zone (RT)** which will have as **Permitted Uses:** Two Unit Residential; and as **Discretionary Uses:** Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons, Short Term Rentals; and as **Prohibited uses:** Boarding Use; Home Based Business for Bed and Breakfast and for Child Care Centres; Residential Care; Subsidiary Residential Apartment; ; and as **Accessory uses:** Accessory Building, Enclosed Storage, Home Based Businesses except those listed Discretionary uses, Garage, Off Street Parking Use, Unenclosed Storage, Urban Ancillary Uses.

**TO:**

**Policy 2.5.12** Duplex residential uses shall be managed by a new zoning category, RT-1 Two Unit Urban Residential Zone, and shall be based upon a minimum lot area size of 790 m<sup>2</sup>, and may be considered for approval for rezoning through a Development Permit application. Design criteria for the RT-1 zone may be considered by Council, as outlined by the development design guidelines of the Development Regulations.

Within the Urban Residential designation, Council will establish a **Two Unit Urban Residential Zone (RT)** which will have as **Permitted Uses:** Two Unit Residential; and as **Discretionary Uses:** Home Based Business for beauty salons, hair stylists, barbers, massage services and tanning salons, Short Term Rentals, Plex housing; and as **Prohibited uses:** Boarding Use; Home Based Business for Bed and Breakfast and for Child Care Centres; Residential Care;; and as **Accessory uses:** Accessory Building, Enclosed Storage, Subsidiary Residential Apartment (in Single Family Dwelling only); Home Based Businesses except those listed Discretionary uses, Garage, Off Street Parking Use, Unenclosed Storage, Urban Ancillary Uses.

**FROM:**

**Policy 2.5.16** Accessory residential uses for subsidiary apartments in the RS zones are supported, and as housing demands for seniors and others in the community evolve over time, Council may consider adjustments to the ICSMP to allow for proposals for different forms of accessory housing such as granny suites, carriage homes and for second homes for family on large lot parcels, where site and neighbourhood character are appropriate, and where such proposed uses shall considered on an individual basis through rezoning.

**TO:**

**Policy 2.5.16** Accessory residential uses for subsidiary apartments in Single Family Dwellings are supported, and as housing demands for seniors and others in the community evolve over time, Council may consider adjustments to the ICSMP to allow for proposals for different forms of accessory housing such as granny suites, carriage homes and for second homes for family on large lot parcels, where site and neighbourhood character are appropriate, and where such proposed uses shall considered on an individual basis through rezoning.

**FROM:**

**Policy 2.6.4** In order to maximize use of serviced land in older neighbourhoods, for Confined lots which are defined as a lot that does not meet the lot size for the principal permitted residential standard and cannot be brought into conformance because existing development prevents the acquisition of land to bring it into conformance without making those adjacent properties out of conformance; but if it meets the standards for, Residential-Tiny home and Residential-Little home, and RS-1 in the RS-2, RS-3 & RS-4 zones, may be considered by Council as a Discretionary Use, subject to conditions. Council may consider the Tiny Home, Little Home and Confined lot standards, taking into consideration the following requirements:

- a. the type, scale, massing, and design of the development is generally appropriate to the neighbourhood;
- b. consideration of side/back/front yards for public safety requirements;
- c. adequate provision is made for light, privacy, and amenity;
- d. proposals shall be consistent with adjacent development and not compromise public safety, neighbouring services, or the general amenity of the area; and,
- e. the adjacent property owners have been consulted.

**TO:**

**Policy 2.6.4** In order to maximize use of serviced land in older neighbourhoods, for Confined lots which are defined as a lot that does not meet the lot size for the principal permitted residential standard and cannot be brought into conformance because existing development prevents the acquisition of land to bring it into conformance without making those adjacent properties out of conformance; but if it meets the standards for Residential-Tiny home and Residential-Little home, and RS-1 in the RS-2, RS-3 & RS-4 zones, and Residential Two Unit (Duplex) in all residential zones, it may be considered by Council as a

Discretionary Use, subject to conditions. Council may consider the Tiny Home, Little Home and Confined lot standards, including Infill Residential Two Unit (Duplex) taking into consideration the following requirements:

- a. the type, scale, massing, and design of the development is generally appropriate to the neighbourhood;
- b. consideration of side/back/front yards for public safety requirements;
- c. adequate provision is made for light, privacy, and amenity;
- d. proposals shall be consistent with adjacent development and not compromise public safety, neighbouring services, or the general amenity of the area; and,
- e. the adjacent property owners have been consulted.

### **FROM:**

**Policy 2.7.2** Within the Urban Residential designation, two multi-unit residential zones shall be defined in the Development Regulations as follows:

- **Residential RM-1 (RM-1), Low and Medium Density Multi-Unit Residential Zone** which will have as **Permitted Uses:** Multi Unit Residential, Single Family Residential, Townhouse Residential Use, Two Unit Residential (Duplex); and as **Discretionary Uses:** Short-Term Rental; and as **Prohibited Uses:** Row Dwelling Residential; Subsidiary Apartment; and as **Accessory uses:** Accessory Building, Enclosed Storage, Garage, Home Based Business, Indoor Amenity Area, Outdoor Amenity Area, Off Street Parking Use, Urban Ancillary Uses – Multi.
- **Residential RM-2 (RM-2), High Density Multi-Unit Residential Zone** which will have as **Permitted Uses:** Apartment Residential, Adult Care Facility, Multi-Unit Residential, Single Family Residential, Personal Care Home, Two Unit Residential; and as **Discretionary Uses:** Short-Term Rental; and as **Prohibited Uses:** Row Dwelling Residential and Subsidiary Apartments; and as **Accessory uses:** Accessory Building, Enclosed Storage, Garage, Only the following Home-Based Businesses: business and professional offices, and artisan and other home crafts, Indoor Amenity Area, Outdoor Amenity Area, Off Street Parking, Urban Ancillary Uses – Multi.

### **TO:**

**Policy 2.7.2** Within the Urban Residential designation, two multi-unit residential zones shall be defined in the Development Regulations as follows:

- **Residential RM-1 (RM-1), Low and Medium Density Multi-Unit Residential Zone** which will have as **Permitted Uses:** Multi Unit Residential (containing three or more Dwelling Units on one Lot, including Apartments, Townhouses, Plex housing, Cluster Developments, Adult Care Facility, Congregate Care Apartment, Personal Care Home, including bare land strata land

and condominium developments), Single Family Residential, Townhouse Residential Use, Two Unit Residential (Duplex); and as **Discretionary Uses:** Short-Term Rental; }-and as **Prohibited Uses:** Row Dwelling Residential; and as **Accessory uses:** Accessory Building, Enclosed Storage, Garage, Subsidiary Apartment; (in Single Family Residential only ,Home Based Business, Indoor Amenity Area, Outdoor Amenity Area, Off Street Parking Use, Urban Ancillary Uses – Multi.

- **Residential RM-2 (RM-2), High Density Multi-Unit Residential Zone)** which will have as **Permitted Uses:** Multi Unit Residential (containing three or more Dwelling Units on one Lot, including Apartments, Townhouses, Plex housing, Cluster Developments, Adult Care Facility, Congregate Care Apartment, Personal Care Home, including bare land strata land and condominium developments), Single Family Residential, Two Unit Residential (Duplex),; and as **Discretionary Uses:** Short-Term Rental; and as **Prohibited Uses:** Row Dwelling Residential and as **Accessory uses:** Accessory Building, Enclosed Storage, Garage, Only the following Home-Based Subsidiary Apartment; (in Single Family Residential only, Businesses: business and professional offices, and artisan and other home crafts, Indoor Amenity Area, Outdoor Amenity Area, Off Street Parking, Urban Ancillary Uses–Multi.

## **ADD**

**Policy 2.7.10** Allow Council to process an application for ‘condominium development’ subject to the requirements of the *Condominium Act, 2009*.

## **FROM:**

**Policy 2.10.1** Facilitate the development of affordable, rental housing through support to appropriately sited subsidiary residential units, higher density residential dwellings, duplexes in appropriate locations, and mixed market/non market housing projects.

## **TO:**

**Policy 2.10.1** Facilitate the development of affordable, rental housing through support to appropriately sited subsidiary residential units, higher density residential dwellings, duplexes in appropriate locations including Two Unit Residential dwelling, and mixed market/non market housing projects, including condominium development.